FORM NO. WD-1

BOOK 5298 PAGE 333

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE 1978.

Notary Public

MY COMMISSION EXPIRES: MAY 28 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JONES REALTY COMPANY 2917 ARMORY DRIVE NASHVILLE, TENN. 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA B. PHELPS (NAME)	HOME FEDERAL SAVINGS AND LOAN (NAME)	MAP 119-7
(STREET ADDRESS OR ROUTE NUMBER)	230 4TH AVENUE NORTH (STREET ADDRESS)	PARCEL 153
(CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROY S. JONES AND WIFE CYNTHIA LYNN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA B. PHELPS AND WIFE EDWINA PHELPS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 34 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, page 125, Registers Office for Davidson County, Tennessee, to which plans reference is here made for a more complete description.

BEING part of the same property conveyed to Roy S. Jones and wife Cynthia Lynn Jones, by deed from Cool Valley Corporation, of record in Book 5221, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and setback lines as shown on the plans of record and certain restrictions set out in an instrument of record in Book 5176, page 649, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as LOT # 34 (House Number) LUTIE STREET (Street) NASHVILLE, TENNESSEE (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 6TH day of JUNE, 19 78

ROY S. JONES

CYNTHIA LYNN JONES

STATE OF TENNESSEE
Davidson County

BOOK 5298 PAGE 334

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROY S. JONES AND WIFE CYNTHIA LYNN JONES

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6TH day of JUNE 19 78

Commission expires MAY 18, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO Mail - Roy S. Jones 2417 Crinean Dr. Nashville, Tenn.

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IDENTIF. REFERENCE

JUN 14 9 59 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14 78	CONV	36,000.00			
JUN 14 78	S'TAX		B*	93.60	
JUN 14 78	PR'FEE		B*	.50	
JUN 14 78	W'DEED		B*	4.00	* 98.10